

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

November 20, 2006

CALL TO PODIUM:

Jacqueline Marsh

RESPONSIBLE STAFF:

Jacqueline Marsh, Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
x	Historic District Commission
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
x	Other: Certificate of Approval

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:**HISTORIC DISTRICT COMMISSION****Approval of Certificate of Approval:**

HAWP-78E Applicants: Warren and Liz Johnson

104 Chestnut Street, Replacement of front driveway pad

SUPPORTING BACKGROUND:

At their meeting of November 16, 2006, the HPAC held a public hearing on this request to remove the asphalt driveway apron and replace it with turf blocks at 104 Chestnut Street. This property is a contributing resource to the Chestnut/Meem Historic District.

The applicant is request to remove the 10'X20' asphalt pad that is located in the front of the property. In place of the asphalt pad the applicant is installing turf blocks so that grass can grow through the spaces. The existing brick curb-cut will not be removed.

The HPAC unanimously recommended approval, finding the request in compliance with Secretary of Interior Standard Number One, which states a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site. This change will bring the property back to its original look and use by eliminating the asphalt pad. Further, the request is in compliance with Standard Two, which states the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. The applicant is removing an asphalt pad that is not historically correct to the site. The change will blend in with the original property. This application is also in compliance with the guidelines for the Chestnut/Meem Historic District.

Staff and HPAC recommend the HDC make the following motion:

Grant approval of HAWP-78E and issue the Certificate of Approval, finding, based on the record before HPAC and for the reasons articulated by HPAC, that the application meets Secretary of Interior Standards One and Two and the Chestnut/Meem Historic District Guidelines.

DESIRED OUTCOME:

Vote on HAWP-78E

HPAC Public Hearing – November 16, 2006

HDC Review – November 20, 2006

**INDEX OF MEMORANDA
HAWP-78E**

**Applicant: Liz and Warren Johnson
104 Chestnut Street
Driveway pad replacement**

Number	Exhibit
1.	Application
2.	Site plan showing location of driveway pad
3.	Photographs of 104 Chestnut Street
4.	Photograph examples of turf blocks
5.	Notice to include legal ad for public hearing in the October 25, 2006, <i>Gaithersburg Gazette</i>
6.	Public hearing notice, sent out October 23, 2006, to the required parties
7.	By Reference: Brookes, Russell, Walker Historic District Guidelines
8.	By Reference: Annotated Code of Maryland, Article 66B, Historic Resources
9.	By Reference: Secretary of Interior Standards for Rehabilitation
10.	By Reference: HD-22 Designation Documents
11.	By Reference: Qualifications of HPAC, HDC, and staff
12.	By Reference: Historic Preservation Ordinance

HISTORIC AREA WORK PERMIT APPLICATION

In accordance with Chapter 24, Article XII of the City Code.

Application Number	<u>HAWP-78E</u>
Date Filed	<u>10-13-06</u>
Application Completed	<u>10-13-06</u>
HPAC Hearing/Review	<u>11-¹⁶2-06</u>
HDC Hearing/Review	<u>11-20-06</u>
Decision	_____
Date of Decision	_____

SUBJECT PROPERTY (ADDRESS)

LOT 17? BLOCK _____ SUBDIVISION MEEMS Addition

TAX ACCOUNT NUMBER _____

APPLICANT/OWNER/AUTHORIZED AGENT

NAME WARREN & ELIZABETH JOHNSONTELEPHONE 301-208-1394ADDRESS 104 CHESTNUT ST

OWNER OF RECORD (IF NOT APPLICANT)

NAME SAME

TELEPHONE _____

ADDRESS _____

TYPE OF WORK (CHECK APPROPRIATE)

- ☒ Visible from public way
☐ Not visible from public way

- | | | | |
|---|---|--------------------------------------|---|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Windows | <input type="checkbox"/> Additions | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Signage | <input type="checkbox"/> Siding | <input type="checkbox"/> Relocation | <input type="checkbox"/> In-kind Replacement |
| <input checked="" type="checkbox"/> Parking | <input type="checkbox"/> Roofing | <input type="checkbox"/> Restoration | <input type="checkbox"/> Utilities (meters, cables, etc.) |
| <input checked="" type="checkbox"/> Landscape | <input type="checkbox"/> Accessory Building | <input type="checkbox"/> Demolition | <input type="checkbox"/> Miscellaneous |

DESCRIPTION OF PROPOSED WORK REMOVE ASPHALT DRIVEWAY APRON. REPLACE
With turf blocks - keep curb cut

SUBMISSION REQUIREMENTS (SEE OTHER SIDE)

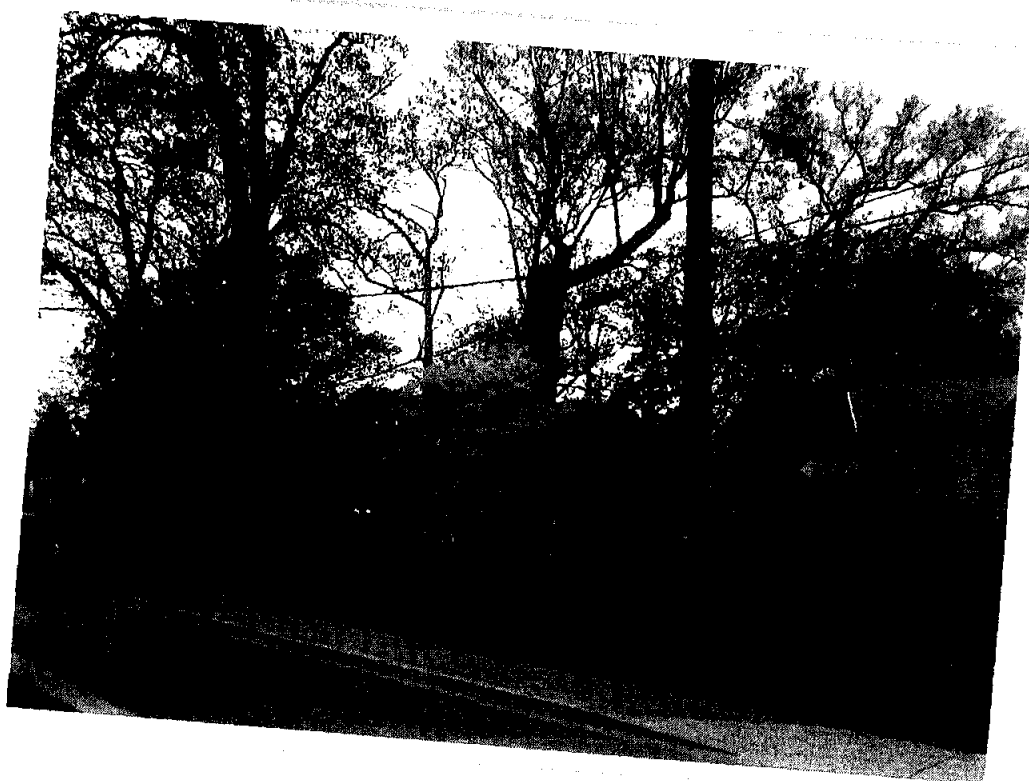
I hereby have read, understand, and agree to the material presented on both sides of this form, and the attached Historic Area Work Permit Information.

Signature

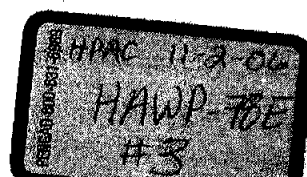
A. Elizabeth Johnson

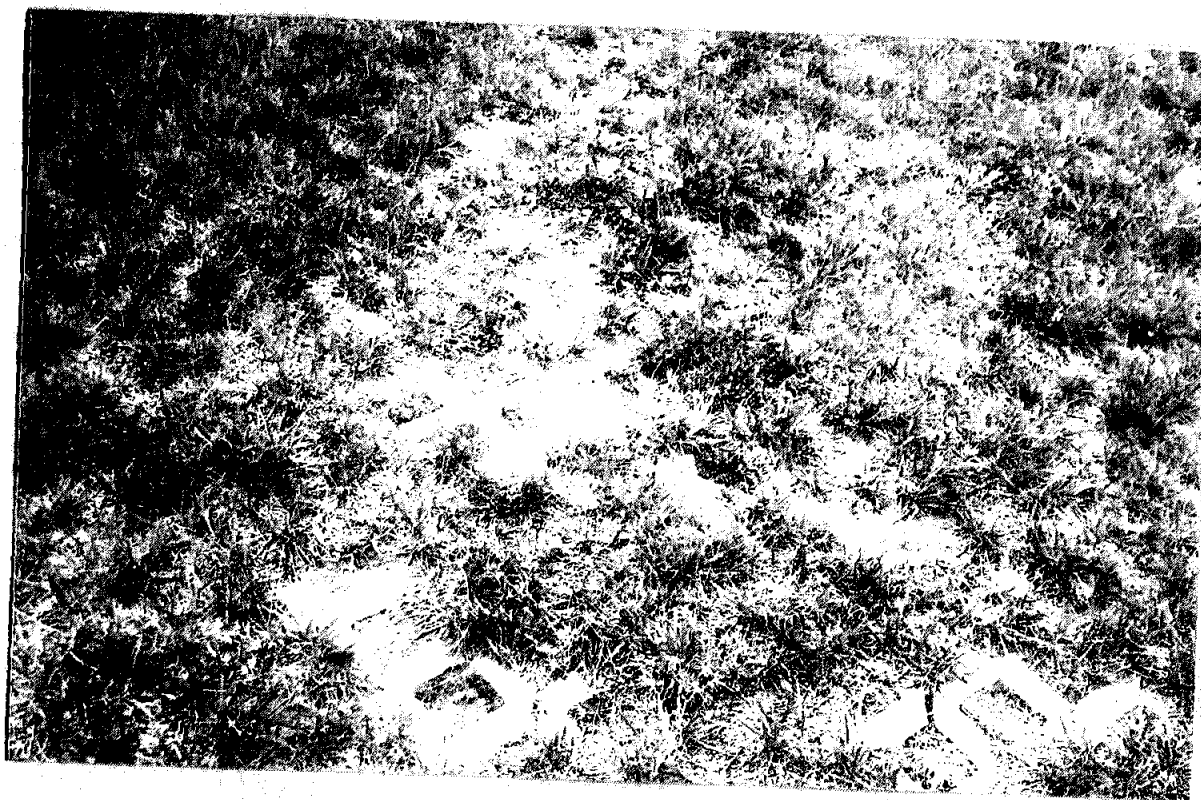
Date

10-13-2006

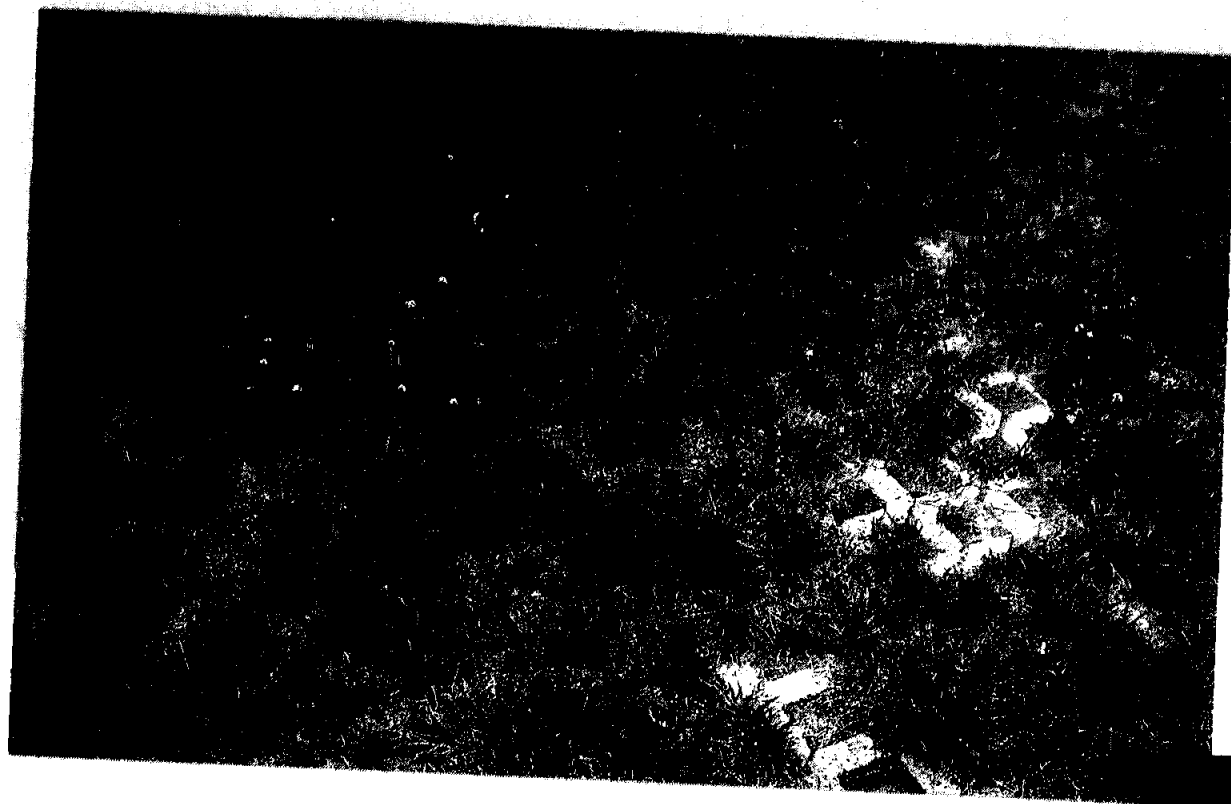


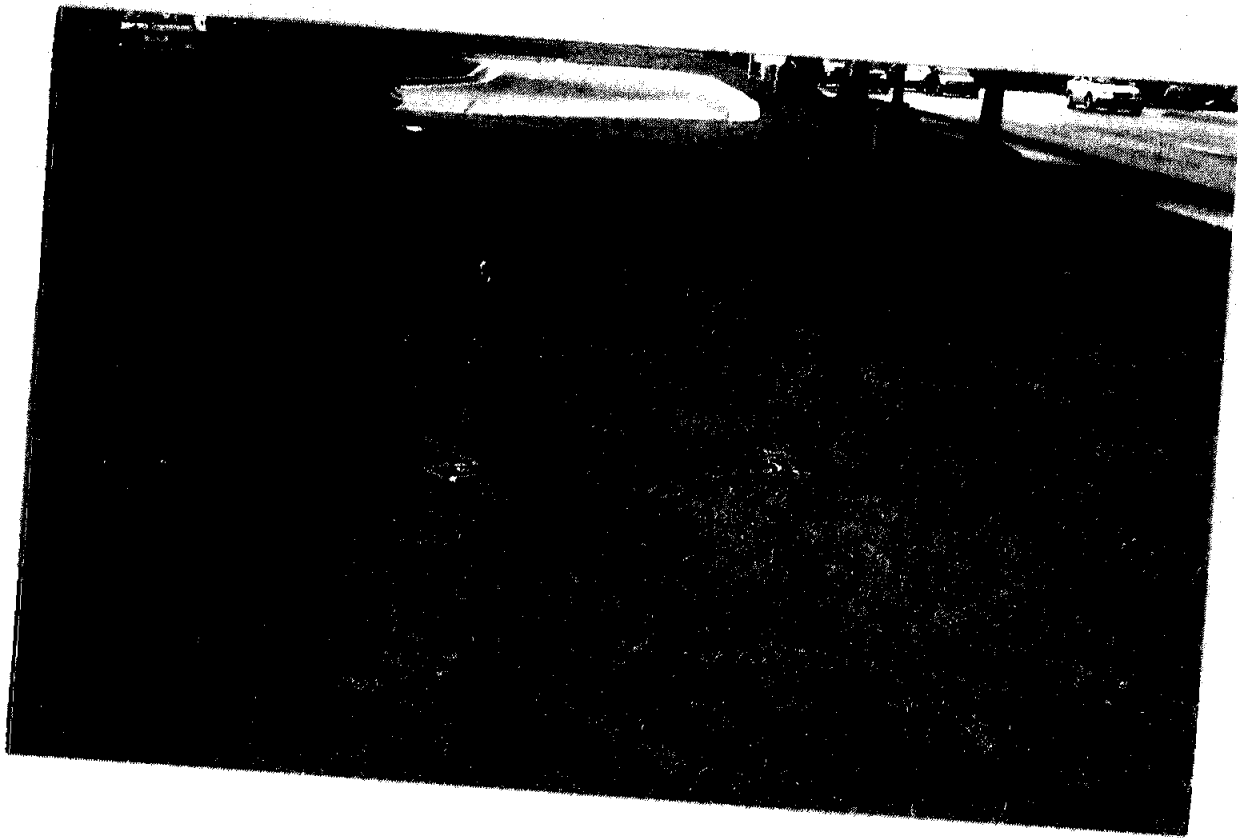
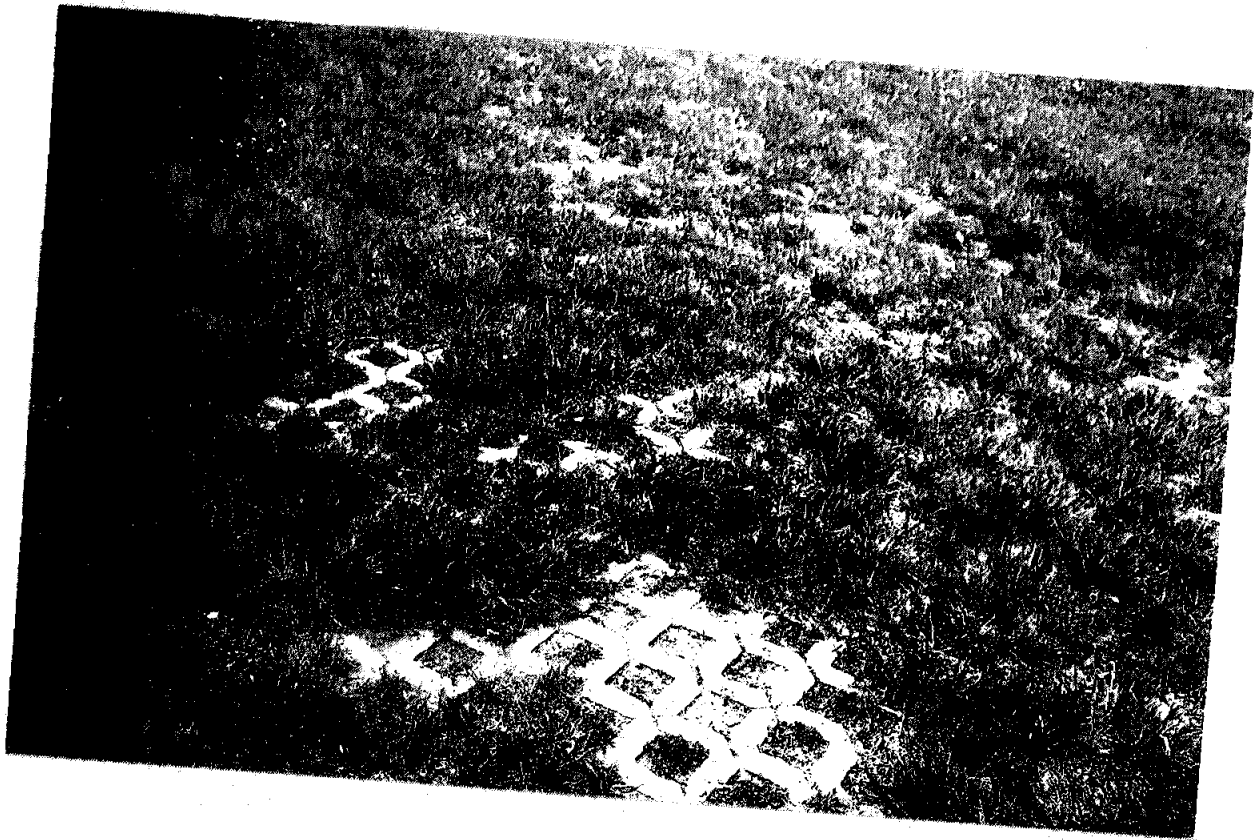
104 Chestnut St.





Examples of turf blocks







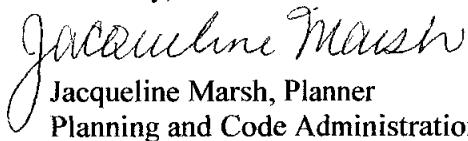
October 20, 2006

Ashby Tanner, Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ashby:

Please publish the following legal advertisement in the **October 25, 2006**, issue of the *Gaithersburg Gazette*.

Sincerely,


Jacqueline Marsh, Planner
Planning and Code Administration

ASSIGN CODE: HAWP-78E

NOTICE OF PUBLIC HEARING

The Historic Preservation Advisory Committee of the City of Gaithersburg will conduct a public hearing on HAWP-78E, filed by Elizabeth Johnson, on

**THURSDAY
NOVEMBER 2, 2006
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests a certificate of approval from the City's Historic District Commission for the replacement of the front driveway pad at **104 Chestnut Street**. §24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. The subject property, located on Lot 16, Block B of the Meem's Addition to Gaithersburg, is a contributing resource to the Chestnut/Meem Historic District.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Jacqueline Marsh, Planner
Planning and Code Administration
Acct# 133649

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitthersburgmd.gov • www.gaithersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley I. Alster
Geraldine E. Fdeus
Henry E. Maraffa, Jr.
John B. Schlichting
Michael A. Sesma

CITY MANAGER
David B. Hunt





Gaithersburg

A CHARACTER COUNTS! CITY

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF PUBLIC HEARING


The City of Gaithersburg Historic Preservation Advisory Committee will conduct a public hearing at the time and place noted below.

Meeting: **Historic Preservation Advisory Committee**
Application Type: **Historic Area Work Permit Request**
File Number: **HAWP-78E**
Location: **104 Chestnut Street**
Lot 16, Block B of Meem's Addition to Gaithersburg
Applicant: **Elizabeth Johnson**
Development: **Chestnut/Meem Historic District**
Day/ Date/Time: **Thursday, November 2, 2006, 7:30 p.m.**
Place: **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL**
31 SOUTH SUMMIT AVENUE

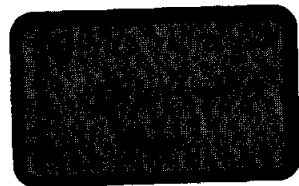
*****IMPORTANT*****

The application requests a certificate of approval from the City's Historic District Commission for the replacement of the front driveway pad at **104 Chestnut Street**. Section 24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. The subject property, located on Lot 16, Block B, in Meem's Addition to Gaithersburg, is a contributing resource to the Chestnut/Meem Historic District. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

CITY OF GAITHERSBURG

By: 
Jacqueline Marsh, Planner
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE



NOTICES SENT THIS 20th DAY OF OCTOBER, 2006, TO:

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

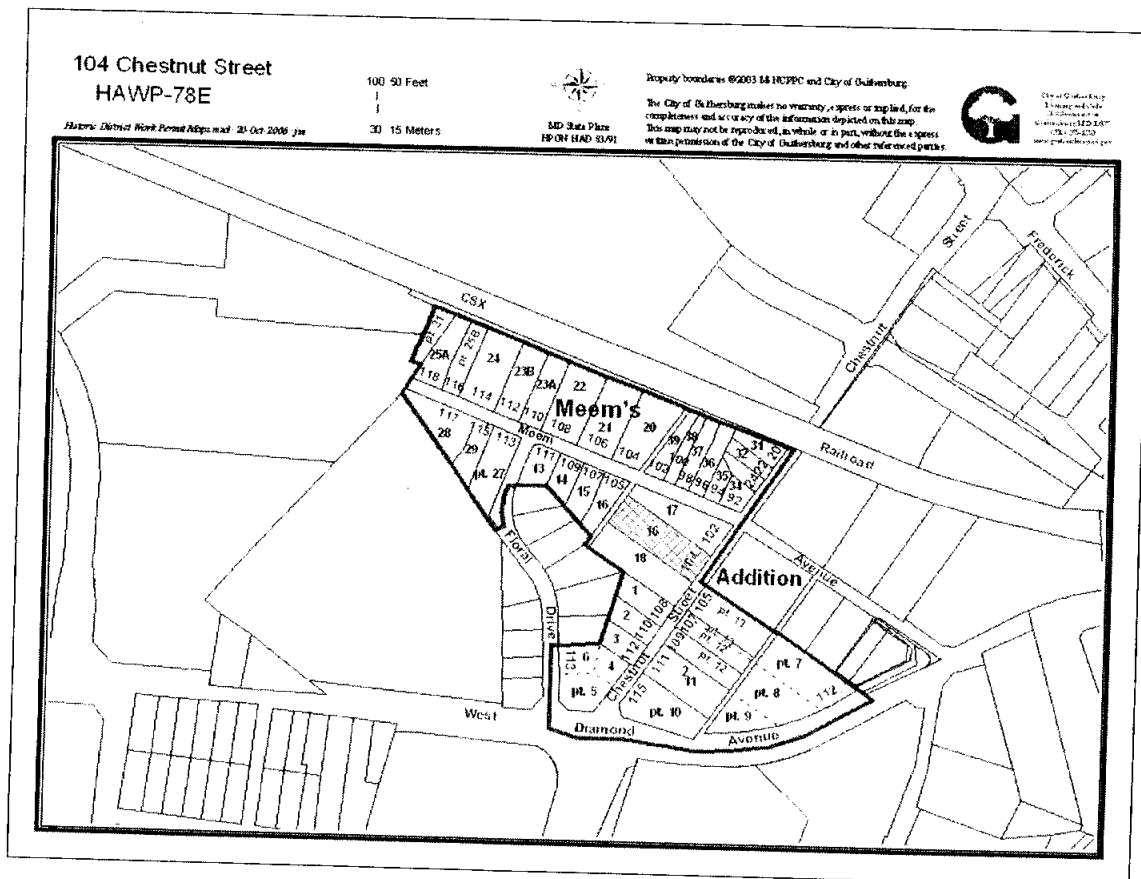
HISTORIC PRESERVATION ADVISORY COMMITTEE

HISTORIC DISTRICT COMMISSION

CITY STAFF

David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Cathy Borten, City Attorney
Britta Monaco, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)

LOCATION MAP



HAWP-78E

25 CHESTNUT STREET LLC
25 CHESTNUT ST STE B
GAITHERSBURG MD 20877

ANDREW & RUTH S FROST
107 CHESTNUT ST
GAITHERSBURG MD 20877

B&L LIMITED PTNSHP
101 CHESTNUT ST STE 125
GAITHERSBURG MD 20877

JUAN A & ADELA A CRUZ
109 CHESTNUT ST
GAITHERSBURG MD 20877

LLOYD I & M H WARD
107 MEEM AVE
GAITHERSBURG MD 20877

MARCO & REBECCA MEJIA
104 CHESTNUT ST
GAITHERSBURG MD 20877

OCCUPANT
101 CHESTNUT ST SUITE 220
GAITHERSBURG MD 20877

OCCUPANT
101 CHESTNUT ST SUITE 200
GAITHERSBURG MD 20877

OCCUPANT
101 CHESTNUT ST SUITE 110
GAITHERSBURG MD 20877

OCCUPANT
12 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
101 CHESTNUT ST SUITE 130
GAITHERSBURG MD 20877

OCCUPANT
101 CHESTNUT ST
GAITHERSBURG MD 20877

OCCUPANT
92 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
94 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
96 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
98 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
100 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
102 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
104 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
106 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
108 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
105 CHESTNUT ST
GAITHERSBURG MD 20877

OCCUPANT
107 CHESTNUT ST
GAITHERSBURG MD 20877

OCCUPANT
109 CHESTNUT ST
GAITHERSBURG MD 20877

OCCUPANT
111 CHESTNUT ST
GAITHERSBURG MD 20877

OCCUPANT
25 CHESTNUT ST
GAITHERSBURG MD 20877

OCCUPANT
12 MEEM AVE STE A
GAITHERSBURG MD 20877

OCCUPANT
12 MEEM AVE STE B
GAITHERSBURG MD 20877

OCCUPANT
12 MEEM AVE STE C
GAITHERSBURG MD 20877

OCCUPANT
12 MEEM AVE STE D
GAITHERSBURG MD 20877

OCCUPANT
12 MEEM AVE STE E
GAITHERSBURG MD 20877

OCCUPANT
102 CHESTNUT ST
GAITHERSBURG MD 20877

OCCUPANT
110 CHESTNUT ST
GAITHERSBURG MD 20877

OCCUPANT
109 FLORAL DR
GAITHERSBURG MD 20877

OCCUPANT
111 FLORAL DR
GAITHERSBURG MD 20877

OCCUPANT
105 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
107 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
109 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
111 MEEM AVE
GAITHERSBURG MD 20877

OCCUPANT
104 CHESTNUT ST APT 1
GAITHERSBURG MD 20877

OCCUPANT
108 CHESTNUT ST
GAITHERSBURG MD 20877

OCCUPANT
112 CHESTNUT ST
GAITHERSBURG MD 20877

OCCUPANT
101 FLORAL DR
GAITHERSBURG MD 20877

OCCUPANT
103 FLORAL DR
GAITHERSBURG MD 20877

OCCUPANT
105 FLORAL DR
GAITHERSBURG MD 20877

OCCUPANT
107 FLORAL DR
GAITHERSBURG MD 20877

OCCUPANT
101 CHESTNUT ST SUITE 120
GAITHERSBURG MD 20877

THOMAS W & S R APPLEBY
7721 PRINCE HALL CT
GAITHERSBURG MD 20877

WINIFRED B LEHMAN
6 DELTA CT
GAITHERSBURG MD 20882

